



**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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**Gloria Molina  
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Don Knabe  
Michael D. Antonovich**  
*Commissioners*

**Sean Rogan**  
*Executive Director*

July 5, 2011

Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPT RESOLUTION APPROVING ISSUANCE OF MULTIFAMILY HOUSING  
MORTGAGE REVENUE BONDS FOR MULTIFAMILY HOUSING IN THE CITY OF  
SAN FERNANDO (DISTRICT 3) (3 VOTES)**

**SUBJECT**

This letter recommends that your Board adopt a Resolution approving the issuance of Multifamily Housing Mortgage Revenue Bonds to finance the acquisition and construction of the Mid Celis Apartments, a 20-unit multifamily rental housing development to be located in the City of San Fernando. This letter relates to another item on the agenda of the Board of Commissioners of the Housing Authority to authorize the Executive Director of the Housing Authority to apply to the California Debt Limit Allocation Committee (CDLAC) for the bond allocation.

**IT IS RECOMMENDED THAT YOUR BOARD:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the County has considered the attached Notice of Exemption for the Mid Celis Apartments project, which was prepared by the City of San Fernando as lead agency; and find that this project will not cause a significant impact on the environment.
2. Adopt and instruct the Mayor to sign a Resolution, as required under Section 147(f) of the Internal Revenue Code of 1986, approving the issuance of Multifamily Housing Mortgage Revenue Bonds by the Housing Authority in an amount not exceeding \$5,000,000 to Mid Celis Apartments, L.P. (Developer), a Limited Partnership, to finance the acquisition and

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

31 July 5, 2011

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

construction of a 20-unit multifamily rental housing development to be located at 1422 San Fernando Road in the City of San Fernando.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The recommended actions will authorize the issuance of Multifamily Housing Mortgage Revenue Bonds in an aggregate amount not exceeding \$5,000,000 in order to finance the acquisition and construction of the Mid Celis Apartments.

### **FISCAL IMPACT/FINANCING**

There is no impact on the County general fund. The bonds will be repaid solely through rent revenues collected by the Developer. The Developer will pay all fees and related costs.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Mid Celis Apartments, to be located at 1422 San Fernando Road in the City of San Fernando will be a three-story apartment building, comprised of eight one-bedroom units, six two-bedroom units, and six three-bedroom units, for a total of 20 units. Nineteen of the units will be reserved for households with incomes that do not exceed 50% of the area median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for household size, as determined by the U.S. Department of Housing and Urban Development (HUD). The affordability requirements will remain in effect for 55 years. All affordable units will be occupied by special needs households. The two-bedroom manager's unit will have no affordability requirements.

On June 6, 2011, the City Council of the City of San Fernando adopted a resolution authorizing the Housing Authority of the County of Los Angeles to issue multifamily revenue bonds to finance the acquisition and construction of the Mid Celis Apartments.

Adoption of the Resolution by your Board is required prior to submission of the Housing Authority's application to CDLAC for a private activity bond allocation. This action does not, however, authorize the issuance and sale of the bonds. The Housing Authority will return to the Board of Commissioners for this authorization at a later date.

On June 16, 2011, the Housing Authority conducted a hearing at its office located at 2 Coral Circle in Monterey Park regarding the issuance of multifamily bonds to finance the Project, pursuant to Section 147(f) of the Internal Revenue Code. No comments were received at the public hearing concerning the issuance of the bonds or the nature and location of the Mid Celis Apartments.

The attached Resolution was prepared by Kutak Rock, Housing Authority Bond Counsel, and approved as to form by County Counsel.

**ENVIRONMENTAL DOCUMENTATION**

The Mid Celis Apartments project was determined Categorically Exempt from the requirements of CEQA by the City of San Fernando in accordance with State CEQA Guidelines Section 15332. The County's consideration of this determination satisfies the requirements of CEQA.

An Environmental Assessment (EA) has been prepared for this project pursuant to the requirements of the National Environmental Policy Act (NEPA). This document describes the proposed project, evaluates the potential environmental effects, and describes the mitigation measures necessary to avoid potentially significant environmental effects from the project. Based on the conclusions and findings of the EA, a Finding of No Significant Impact will be approved by the Certifying Official of the Community Development Commission. Following the required public and agency comment periods, HUD will issue a Release of Funds for this project. NEPA review and clearance will be completed prior to execution of the HOME Loan Agreement.

**IMPACT ON CURRENT PROJECT**

The proposed action is a necessary step to facilitate bond financing for the Mid Celis Apartments, which will increase the supply of affordable multifamily housing in the County with long-term affordability.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN  
Executive Director

Enclosures

RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF  
LOS ANGELES APPROVING THE ISSUANCE OF MULTIFAMILY HOUSING  
REVENUE BONDS AND RELATED ACTIONS

WHEREAS, the Housing Authority of the County of Los Angeles (the "Authority") intends to adopt a plan of financing to sell and issue multifamily housing revenue bonds in one or more series issued from time to time, and at no time to exceed \$5,000,000 in outstanding aggregate principal amount (the "Bonds"), in order to assist in financing (including reimbursement of Borrower's expenditures) the acquisition and construction of a multifamily rental housing development consisting of 20 units located at 1422 San Fernando Road, San Fernando, California 91340 (the "Project"), to be owned by Mid Celis Apartments, L.P. (or an affiliate or assign); and

WHEREAS, pursuant to Section 147(f) of the Internal Revenue Code of 1986 (the "Code"), the Bonds are required to be approved prior to their issuance by the applicable elected representative of the governmental unit on whose behalf the bonds are expected to be issued and by each governmental unit having jurisdiction over the area in which any facility financed by such bonds is to be located, after a public hearing held following reasonable public notice; and

WHEREAS, the interest on the Bonds may qualify for exclusion from gross income under Section 103 of the Internal Revenue Code of 1986 (the "Code"), only if the Bonds are approved in accordance with Section 147(f) of the Code; and

WHEREAS, the Project is located wholly within the County of Los Angeles, California and is within the City of San Fernando; and

WHEREAS, the City of San Fernando has approved the issuance by the Authority of the Bonds for the Project within the City of San Fernando;

WHEREAS, this Board of Supervisors is the elected legislative body of the County and is the applicable elected representative of the Authority within the meaning of Section 147(f) of the Code; and

WHEREAS, pursuant to Section 147(f) of the Code, the Housing Authority of the County of Los Angeles has, following notice duly given, held a public hearing regarding the plan of financing and the issuance of such Bonds on June 16, 2011, and now desires that the Board of Supervisors approve the issuance of such Bonds; and

WHEREAS, this Board hereby finds and declares that this resolution is being adopted pursuant to the powers granted by law;

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The above recitals, and each of them, are true and correct.
2. This Board of Supervisors hereby approves the plan of financing and the issuance of the Bonds by the Authority to finance costs of the Project. It is the purpose

and intent of this Board of Supervisors that this Resolution constitute approval of the plan of financing and the Bonds by the applicable elected representative of the issuer of the Bonds and the applicable elected representative of the governmental unit having jurisdiction over the area in which the Project is located, in accordance with Section 147(f) of the Code.

3. The proper officers of the Authority are hereby authorized and directed to take whatever further action relating to the aforesaid financial assistance may be deemed reasonable and desirable, provided that the terms and conditions under which the Bonds are to be issued and sold shall be approved by the Board of Commissioners of the Authority in the manner provided by law prior to the sale thereof.

4. The Executive Officer-Clerk of the Board of Supervisors or a deputy thereof is directed to certify and deliver a copy of this Resolution to the Authority.

5. This Resolution shall take effect immediately upon its adoption.

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PASSED AND ADOPTED by the Board of Supervisors of the County of Los Angeles,  
State of California, this 5<sup>th</sup> day of July, 2011, by the following vote:

AYES: Supervisors Molina, Ridley-Thomas, Yaroslavsky, Knabe and Antonovich

NOES: None

ABSENT: None

ABSTAIN: None

By Mike Antonovich  
Mayor, County of Los Angeles

ATTEST:

SACHI A. HAMAI  
Executive Officer-Clerk  
of the Board of Supervisors

By: [Signature]  
Deputy



APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By: [Signature]  
Deputy



**NOTICE OF CEQA EXEMPTION  
FOR THE  
MID CELLIS SAN FERNANDO APARTMENTS**

**ORIGINAL FILED**  
MAR 18 2011  
LOS ANGELES, COUNTY CLERK

**INTRODUCTION TO THE NOTICE OF EXEMPTION**

According to the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if a lead agency (for this action, the lead agency is the City of San Fernando or the "City") determines that a proposed action or project is exempt from the environmental review requirements of CEQA. According to the CEQA Guidelines, a NOE must contain the following:

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation to the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.<sup>1</sup>

This NOE provides a description of the proposed project, indicates the applicable sections of CEQA that support the findings for a CEQA exemption, and discusses the lead agency's findings that are applicable to the proposed project.

**DESCRIPTION OF THE PROPOSED PROJECT**

The City of San Fernando is reviewing a development application for a 20-unit apartment development. The project site is located at 1422 San Fernando Road, in the City of San Fernando. The assessor's parcel number (APN) for the property is 2521-003-900. The proposed project will consist of the following elements:

- The proposed project will consist of 20 rental housing units. Of this total, 8 units will have one-bedroom, 8 units will have two bedrooms, and 6 units will have three bedrooms. The average floor area for the individual units will be 500 square feet for the one-bedroom floor plan, 811 square feet for the two-bedroom floor plan, and 1,007 square feet for the three-bedroom floor plan.<sup>2</sup>
- The proposed project will also contain a number of amenities including an on-site laundry room, (225 square feet), a community room (236 square feet), and a learning center (270 square feet). In addition, a manager's office (153 square feet) will be provided.<sup>3</sup>
- Landscaped open space, consisting of 1,200 square feet, will be provided along the Celis Street frontage. A pocket park (Kalisher Neighborhood Park) consisting of 5,000 square feet will be

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State of California. *Guidelines for the Implementation of the California Environmental Quality Act*, Article 5. § 15352

<sup>2</sup> City of San Fernando. *Mid Celis San Fernando Apartments*, Project Description. No Date.

<sup>3</sup> Ibid.



improved off-site at 551 Kalisher Street near the proposed development.<sup>4</sup>

- The proposed structure will consist of three levels with parking provided on the ground level and the living areas provided on the two upper levels. A total of 29 parking spaces will be provided.<sup>5</sup>
- The building will be designed and constructed to employ sustainable development practices in pursuit of certification as a LEED building.<sup>6</sup>

The project applicant is the Los Angeles Housing Partnership (LAHP) and FSJ Architects. A site plan of the parking level (first floor) and the living areas (second and third floors) are provided in Attachment 1.

#### APPLICABLE CEQA EXEMPTION(S)

The City of San Fernando has determined that the proposed project is an exempt project and it qualifies for a *Class 32* exemption (Housing Infill Exemption).<sup>7</sup> The Class 32 exemption consists of projects characterized as in-fill developments that meet the conditions described below.

- The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- The project site has no value as habitat for endangered, rare or threatened species.
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- The site can be adequately served by all required utilities and public services.

In addition to the aforementioned Class 32 exemption, the City of San Fernando has determined that the proposed project is exempt based on Section 15061 of CEQA which states the following:

"The activity is covered by a general rule that CEQA applies only to projects which have a potential for causing a *significant effect* on the environment. Where it can be seen with certainty that there is no possibility that an activity in question may have a significant effect on the environment, the activity is not subject to CEQA."<sup>8</sup>

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<sup>4</sup> City of San Fernando. Mid Celis San Fernando Apartments. Project Description. No Date.

<sup>5</sup> Ibid.

<sup>6</sup> Ibid.

Guidelines for the Implementation of the California Environmental Quality Act, Article 5. §15332

<sup>7</sup> Guidelines for the Implementation of the California Environmental Quality Act, Article 5. §15061(b)(3)



## FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION(S)

The City of San Fernando, determined following a preliminary evaluation of the proposed project, that the proposed project would not result in any significant effects on the environment. This determination is based on the following:

- The proposed project is consistent with both the City of San Fernando General Plan land use designation that is applicable to the site and the City of San Fernando Zoning Ordinance and Map. No General Plan Amendment or Zone Change will be required to accommodate the proposed project. The proposed project is consistent with the City of San Fernando Housing Element in terms of providing additional housing opportunities to meet its Regional Housing Needs Assessment (RGNA).
- The proposed project occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. The project site is located at 1422 San Fernando Road, in the City of San Fernando. The project's total land area is 35,462 square feet.
- The project site has no value as habitat for endangered, rare or threatened species. The project site was previously developed. No native or natural habitats are found within the project site or on adjacent parcels (refer to discussion provided in Attachment 2).
- The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality (refer to discussion provided in Attachment 2).
- The site can be adequately served by all required utilities and public services. No significant adverse cumulative impacts will result from the proposed project's implementation. The proposed project is consistent with the City of San Fernando General Plan and the applicable population growth and housing projections (refer to discussion provided in Attachment 2).

Furthermore, the City of San Fernando makes the following additional findings in support of a CEQA exemption for the proposed project.

- No dislocation of on-site or off-site uses will be required to accommodate the proposed project.
- The site does not contain any sensitive environmental resources. The site and the surrounding area have been disturbed as part of previous development (refer to discussion provided in Attachment 2).
- The project site is located within an urbanized area of the City of San Fernando. No scenic resources or scenic corridor will be affected by the proposed project (refer to discussion provided in Attachment 2).
- The project site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes (refer to discussion provided in Attachment 2).
- The proposed project will not result in any impacts on historic resources. The project site is not identified on any State or local list identifying the site as containing a historic resource (refer to discussion provided in Attachment 2).



- The proposed project will not require any review by a State trustee or responsible agency.

#### DISCUSSION OF LEAD AGENCY'S FINDINGS

The City of San Fernando may make the following findings with regard to the proposed project's exemption from the environmental review requirements outlined in CEQA:

- The proposed project will not require any special entitlements. The improvements will be confined to the project site and no dislocation of off-site uses will occur.
- The proposed project does not have a possibility of involving any significant environmental effects. The basis for this determination was discussed in the preceding section.
- The proposed project will not result in any impacts to sensitive resources.
- The proposed project will not result in any impacts on sensitive resources; result in any cumulative impacts; have the potential for damaging scenic resources; involve the placement of a project over a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes; or result in any impacts on historic resources.
- The lead agency, based on a rule of common sense, "has determined that there is no possibility" that the proposed project will result in significant effects.<sup>9</sup>

A handwritten signature in dark ink, appearing to read "Paul A. Michel", is written over a horizontal line.

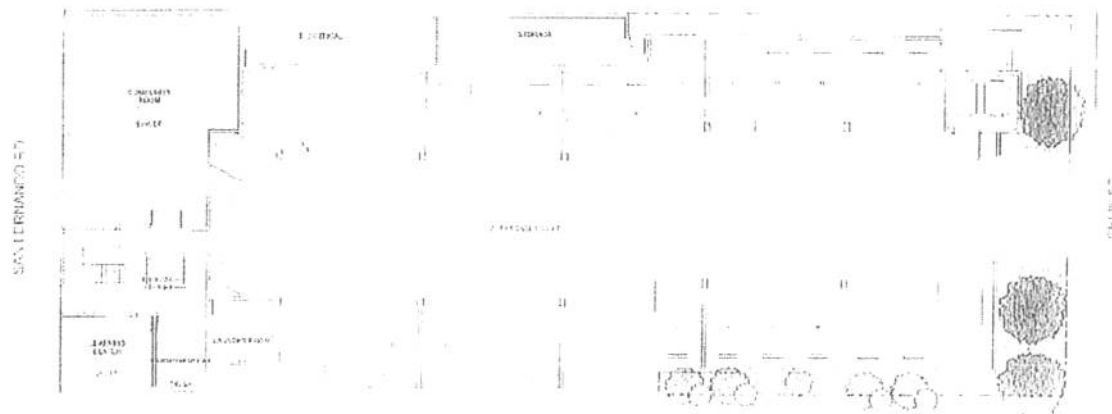
City of San Fernando

3/16/11  
Date

<sup>9</sup> Guidelines for the Implementation of the California Environmental Quality Act, Article 5. § 15061(b)(3)



ATTACHMENT 1  
PROJECT SITE PLAN



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## ATTACHMENT 2 ENVIRONMENTAL ANALYSIS



## 1. AESTHETIC IMPACTS

The city's local relief is generally level and ranges from 1,017 feet above mean sea level (AMSL) to 1,250 feet AMSL. This generally level topography is largely due to the city's location over an alluvial fan associated with the deposition of water-borne materials from the mountains and hillside areas located to the north and east. The dominant scenic vistas from the project site and the surrounding area include the views of the Santa Susana Mountains located to the west and the San Gabriel Mountains located to the north. The city is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains.<sup>10</sup> There are no designated scenic vistas or resources present within the vicinity of the project site. No protected views are present in the immediate that could be affected by the new residential development.<sup>11</sup>

## 2. NATURAL RESOURCES IMPACTS

No agricultural activities are located within the project site or on adjacent parcels, nor does the City of San Fernando General Plan or Zoning Ordinance provide for any agricultural land use designation.<sup>12</sup> Furthermore, the project site and the surrounding properties are developed in urban uses. As a result, the proposed project's implementation will not impact any protected farmland soils.<sup>13</sup> In addition, the project site is not subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project implementation. San Fernando is located in the midst of a larger urban area and no forest lands are located within the city or in the surrounding area.

## 3. AIR QUALITY IMPACTS

The use of diesel-power construction equipment will generate large amounts of nitrogen oxide (NO<sub>x</sub>). Particulate dust will also be a byproduct of site preparation activities. Table 1 outlines the estimated short-term emissions projected for the construction of up to 20 units. The emissions shown in the table were calculated using the computer model Urbemis, Version 9.2 developed for the California Air Resources Board. As shown in Table 1, the construction of the 20 unit development will result in daily construction emissions that will be "less than significant" since they will be below the SCAQMD's daily thresholds.

Table 1  
Estimated Short-Term Emissions (lbs/day)

Source	CO	ROG	PM <sub>10</sub>	PM <sub>2.5</sub>	NO <sub>x</sub>
Construction Emissions	14.81	3.36	1.41	1.30	28.08
Fugitive Particulates	--	--	6.21	1.30	--
Short-term Thresholds	550	75	150	150	100

<sup>10</sup> City of San Fernando. *San Fernando Parking Lots Draft Environmental Impact Report*. February 20, 2008.

<sup>11</sup> United State Geological Survey. *San Fernando 7 1/2 Minute Quadrangle*. Release Date March 25, 1999

<sup>12</sup> City of San Fernando. *San Fernando General Plan Land Use Element*. 1987.

<sup>13</sup> California. State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.



Table 2 summarizes the long-term operational emissions from the proposed residential development once it is occupied. Long-term emissions refer to those air quality impacts that will occur once the development is operational and occupied and these impacts will continue over the operational life of the project. The long-term air quality impacts associated with the proposed project includes the following:

- Mobile emissions associated with vehicular traffic;
- On-site stationary emissions related to the operation of household equipment; and,
- Off-site stationary emissions associated with the generation of energy (natural gas and electrical).

The analysis of long-term operational impacts also used a computer model developed by the California Air Resources Board (CARB). The computer model requires the knowledge of a number of independent variables to ascertain project emissions, such as trip generation rates, size of the project, worker trip characteristics, and others.<sup>14</sup> As indicated in Table 2, the long-term operational emissions will be below thresholds considered by the SCAQMD to be significant.

Table 2  
Existing and Future Long-Term Emissions (lbs/day)

Emissions Type	Criteria Pollutants (lbs./day)				
	CO	ROG	PM10	NOX	SOX
Future Mobile Emissions	12.51	1.04	2.41	1.35	0.00
Future Stationary Emissions	1.63	1.20	0.01	0.22	0.01
Total Future Emissions	14.14	2.24	2.42	1.57	0.01
Thresholds	550	55	150	100	150

Source: California Air Resources Board, URBEMIS 9.2.2

As indicated in Tables 1 and 2, the projected short-term and long-term emissions are below thresholds considered to represent a significant adverse impact. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.

#### 4. BIOLOGICAL RESOURCES IMPACTS

As indicated in the preceding sections, the city is located in an urbanized area. Native habitat in the vicinity of the project site has been disturbed as part of the area's past development. The proposed project site is located in the midst of an existing residential neighborhood that contains higher density residential development. There are no sensitive or unique biological resources located within the adjacent properties.<sup>15</sup> There are no native or natural riparian plant habitats found within the project site or in the adjacent properties. No blue line" streams are located within or adjacent to the project site.

<sup>14</sup> California Air Resources Board. URBEMIS 9.2.2. 2009

<sup>15</sup> City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. January 6, 2004.



## **5. CULTURAL RESOURCES IMPACTS**

A single location is recorded on the National Register of Historic Places: the Lopez Adobe located at 1100 Pico Street. The city recently completed a comprehensive historic resources preservation program. An initial step of this process involved the completion of a city-wide inventory of potential historically significant properties. The survey was completed by Cultural Resources Management LLC in 2002. The survey identified over 230 potentially significant historic sites including two that may be eligible for the National Register. The survey also identified a single potential National Register Historic District. The project site was not included on this list. As a result, the proposed project's implementation will not result in any significant adverse impacts on historic resources.

## **6. HAZARDS & HAZARDOUS MATERIALS IMPACTS**

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed residential use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts are anticipated. The proposed project site is not included on a hazardous sites list compiled pursuant to California Government Code Section 65962. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code.

## **7. NOISE IMPACTS**

The current noise environment within the project area is dominated by traffic noise emanating from Truman Avenue and the other local streets. As part of the future multiple-family residential development, insulation and other design measures will be required to reduce the interior ambient noise levels to 45 dB Community Noise Equivalent Level or ("CNEL") or less. In addition, the proposed project will not result in a significant increase in mobile noise. The additional vehicle trips that will be generated by the 20 units on a daily basis will be distributed throughout the city. The cumulative traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). As a result, the proposed project's implementation will not result in any significant adverse noise impacts.

## **8. POPULATION & HOUSING**

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The additional of 20 units would result in a potential population of 64 persons assuming an average household size of 2 persons for the one bedroom units, 3 person for the two-bedroom units, and 4 persons for the three-bedroom units. The utility connections and other infrastructure will continue to serve the project site only. As a result, no significant adverse impacts are anticipated.

## **9. PUBLIC SERVICES**

The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, interior sprinklers, and etcetera. Law enforcement services in the city are provided by the San Fernando Police Department that was established following the city's incorporation. As part of the police department's annual review, demand shall be evaluated and



resources allocated as necessary. The proposed use will potentially result in an incremental increase in the demand for law enforcement services.

## 10. TRANSPORTATION & CIRCULATION

Table 3 indicates the trip generation for the existing use and the proposed project. The proposed project, at full occupancy is projected to generate 106 trips during an average week day. Of this total, 8 trips will occur during the morning peak hour (AM peak hour) and 10 trips will occur during the evening (PM peak hour). These trips will be distributed throughout the city and the level of service of individual intersections will not be significantly affected. As indicated in the previous sections, the city is obligated under State law, to fulfill the RHNA requirements that have been assigned to the city. As part of the RHNA's development, SCAG relied on growth projections developed as part of the Regional Transportation Plan (RTP). These growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. Furthermore, the residential development envisioned as part of the proposed project's implementation is consistent with that contemplated under the City of San Fernando General Plan. As a result, no significant adverse impacts are anticipated.

**Table 3**  
**Weekday Trip Generation (Trips/Day)**

Project Component	Daily Trip Ends/Unit	Peak Hour Traffic Volumes	
		AM Peak Hour	PM Peak Hour
Generation Rates (affordable)	5.32 trips/unit	0.41 trips/unit	0.50 trips/unit
Traffic Generation (20 units)	106 trips/day	8 trips/day	10 trips/day

Source: Institute of Transportation Engineers. Trip Generation 8<sup>th</sup> Edition. 2008

## 11. UTILITIES

The potential 20 units contemplated under the proposed project will result in increased water consumption. Approximately 5,000 gallons of water per day will be consumed by this additional residential development. This consumption assumes a rate of 250 gallons per day, per unit. As indicated in the previous sections, the city is obligated under State law, to fulfill the RHNA requirements that have been assigned to the city. These RHNA growth projections were evaluated in the environmental studies prepared for both the RHNA and RTP. As a result, no significant adverse impacts are anticipated.

The County Sanitation Districts of Los Angeles County (Districts) treat wastewater from the City of San Fernando. Local sewer lines are maintained by the City of San Fernando, while the Districts own, operate and maintain the large trunk sewers of the regional wastewater conveyance system. Districts Nos. 2, 3, 18 and 19 serve the city. Three Districts' wastewater treatment plants treat wastewater flow originating from San Fernando. The Los Coyotes Water Reclamation Plant (WRP) located within the city, has a design capacity of 37.5 million gallons per day (mgd) and currently processes an average flow of 32.2 mgd. The Joint Water Pollution Control Plant (JWPCP) located in the City of Carson has a design capacity of 385 mgd and currently processes an average flow of 326.1 mgd. The Long Beach WRP has a design capacity of 25 mgd and currently processes an average flow of 20.2 mgd. The future residential development contemplated



under the proposed project (20 units) is anticipated to generate approximately 3,600 gallons of effluent daily. This effluent generation assumes a rate of 180 gallons per day, per unit. No new off-site facilities will be required to meet the projected demand. As a result, no significant adverse impacts are anticipated.